



Hunt Estates

Modern four-bedroom house near the beach  
St. Clement, Jersey

## MODERN FOUR BEDROOM HOUSE NEAR THE BEACH

This four-bedroom, three bathroom family home is set on three floors and was built in 2018 within the popular Sandbanks private development and with a focus on ensuring excellent energy efficiency.

The accommodation comprises: at ground floor level there is a fully fitted eat-in kitchen, a separate living room with patio doors to the garden and a cloakroom. On the first floor, there is an en-suite primary bedroom, a further double bedroom, a single bedroom and house bathroom.

On the top floor there is a large en-suite bedroom with fitted wardrobes, perhaps ideal for a busy teenager needing space of their own.

To the side of the house is a carport with a parking space in front and a designated space just a few metres away. There are additional shared use visitor spaces.

The link semi-detached house has an enclosed southwest facing garden and parking for three cars including an enclosed carport.

The location is just across the road from the beach near La Mare slipway with the M & S store just a few minutes' walk away and served by the excellent coastal bus service, including school services.

This attractive modern built house would offer the perfect step up for a growing family.







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## FEATURES

- Four bedrooms
- Three bathrooms & cloaks
- Two en-suite bedrooms
- Set on three floors
- Built in 2018
- Excellent energy efficiency
- Close to the beach
- Frequent No 1 bus service
- No onward chain

## INFORMATION

- Mains water and drains
- Electric heating
- Double glazed throughout
- 2 parking spaces + carport
- Shared use visitor parking spaces
- Communal charge of £41.63 pcm
- Parish rates in 2024 were £567.10
- Freehold and Entitled/ Licensed

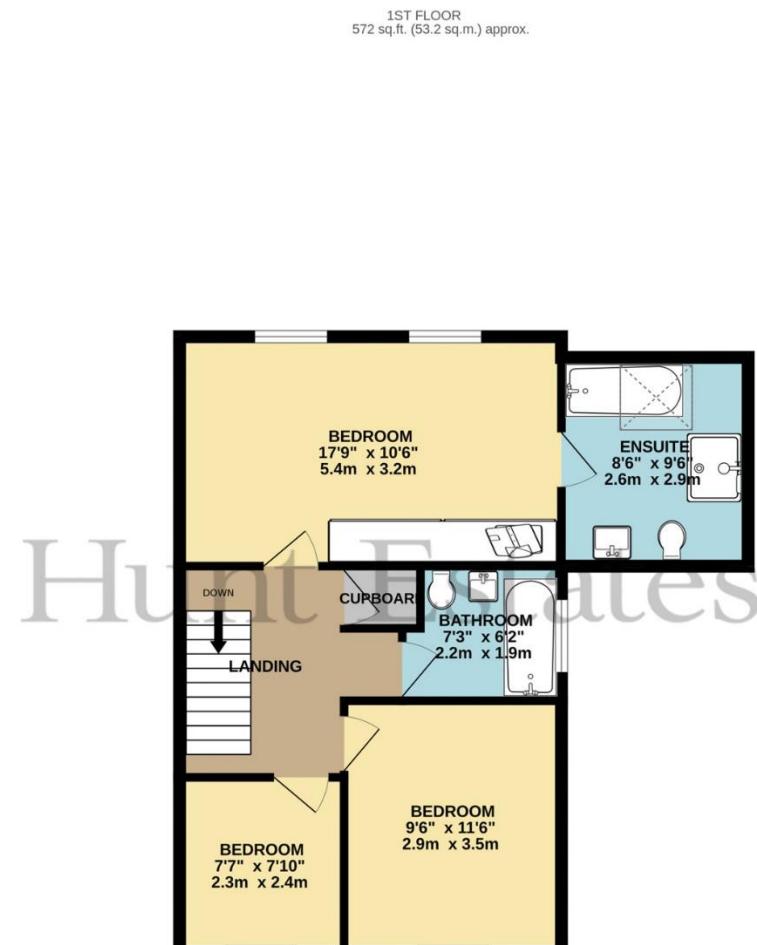


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TOTAL FLOOR AREA : 1612 sq.ft. (149.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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